



East Street | East Stanley | Co. Durham | DH9 0UF

£228,000

This reconfigured three-bedroom link-detached house is finished to a high standard, featuring a contemporary kitchen/diner, easy-to-maintain gardens, and benefiting from an attached garage and a garden room with an insulated roof. The porch opens to a hallway with a cloakroom/WC, storage cupboard, lounge, and kitchen/diner. To the rear, there's a garden room and a utility room adjacent to the kitchen/diner, providing access to the attached garage. On the first floor, the landing leads to three bedrooms, with the master boasting an en-suite. Additionally, there is a family bathroom. Off-street parking is also available. The property is situated in a sought-after area of East Stanley, conveniently close to local amenities and schools. It features gas combi central heating, newly installed uPVC double glazing, is freehold, and falls under Council Tax band C with an EPC rating of D (67).

- Reconfigured 3 bedroom link-detached
- High-standard finish with a contemporary kitchen/diner
- Easy-to-maintain gardens
- Benefits from an attached garage and an insulated garden room



Property Description

PORCH

2' 4" x 5' 8" (0.72m x 1.74m) Composite double glazed entrance door, uPVC double glazed windows, inset LED lights and a glazed door leading to the hallway.

HALLWAY

Staircase to the first floor, laminate flooring, storage cupboard, single radiator and doors leading to the WC, lounge and kitchen/diner.

WC

5' 4" x 3' 1" (1.63m x 0.95m) WC, wash basin with base storage, single radiator, laminate flooring, extractor fan and LED lighting.

LOUNGE

13' 0" x 11' 4" (3.97m x 3.46m) Inglenook with tiled recess, electric stove on a natural stone hearth and floating mantle over. Bay window with uPVC double glazed windows, wall

lights, double radiator, coving, telephone point and TV aerial.

KITCHEN/DINER

13' 3" (maximum) x 20' 9" (4.04m x 6.35m) Overlooking the rear garden this Wren kitchen is fitted with a generous range of contemporary wall and base units including an island which houses the halogen hob and ceiling mounted extractor fan. Concealed lighting onto laminate worktops and tiled splash-backs. Integrated appliances include a fan assisted electric oven/grill, plate warmer, microwave, dishwasher, fridge, freezer and wine cooler. Sink with vegetable drainer and mixer tap. Under-stair storage area, tall column radiator plus a double radiator in the dining area which has space for a table. Laminate flooring, inset LED lighting, uPVC double glazed window. Door leads to the utility room and there is a large opening to the garden room.

GARDEN ROOM

10' 10" (maximum) x 8' 11" (maximum) (3.31m x 2.74m) This former conservatory overlooks the rear garden and has the

added benefit of having an insulated roof, underfloor heating and additional column radiator making this a usable room all year long. uPVC double glazed windows and matching French doors to the garden. all light and LED lighting.

UTILITY ROOM

7' 11" x 8' 2" (2.43m x 2.50m) Fitted with wall and base units and a laminate worktop. Plumbed for a washing machine, space for a tumble dryer and a wall mounted gas combi central heating boiler. Laminate flooring, loft access hatch, single radiator, door leading to the attached garage and a rear uPVC double glazed door to the garden with matching side window.

GARAGE

15' 11" x 7' 11" (4.87m x 2.43m) Electrically operated roller door, power points, lighting and space within the eaves for storage.

FIRST FLOOR

LANDING

Loft access hatch (loft is part boarded for storage) and doors leading to the bedrooms and bathroom.

MASTER BEDROOM (TO THE FRONT)

11' 5" x 11' 5" (3.48m x 3.48m) Bay window with uPVC double glazed windows, fitted wardrobes, double radiator and a door leading to the en-suite.

EN-SUITE

An L-shaped room with thermostatic shower cubicle with PVC splash-backs and glazed door. Pedestal wash basin, WC, tiled splash-backs, uPVC double glazed window, wall extractor fan and a single radiator.

BEDROOM 2 (TO THE REAR)

10' 5" x 10' 7" (3.20m x 3.23m) Fitted wardrobe, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

7' 3" x 9' 10" (2.21m x 3.02m) uPVC double glazed window and a single radiator.

BATHROOM

7' 9" x 5' 10" (2.37m x 1.80m) A white suite featuring a panelled bath with shower fitment. Pedestal wash basin WC, fully tiled walls in Travertine effect, towel radiator, uPVC double glazed window and an extractor fan.

EXTERNAL

TO THE FRONT

Block paved driveway providing off-street parking. Lawn and side path. Wiring set-up to easily install and electric car charger.

TO THE REAR

A low maintenance garden with block-paved patio, timber decking, cold water supply tap, external light. Enclosed by

mature hedging and timber fencing.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (67). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

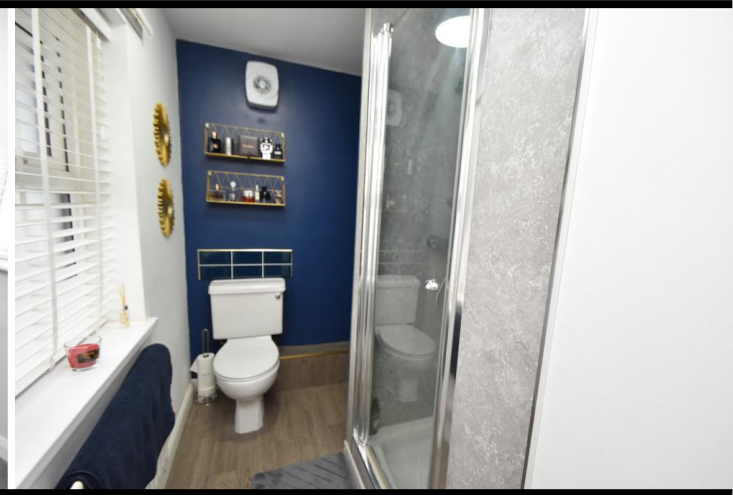
TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.





VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
67.7 sq.m. (729 sq.ft.) approx.



1ST FLOOR
43.7 sq.m. (471 sq.ft.) approx.



TOTAL FLOOR AREA : 111.4 sq.m. (1199 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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